

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2017/0493/FL

Proposal: construction of side extensions and 2 no. dormer windows with accommodation in roof space and single garage to rear

Location: 6 Egton Road, Aislaby

Decision Date: 07 September 2017

Consultations

Parish – Unable to respond within the deadline.

Highways – No local highway authority objections

Site Notice Expiry Date – 10 August 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.												
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Existing and Proposed site Layouts</td><td>6 EGRD PL-02</td><td>10 August 2017</td></tr><tr><td>Existing and Proposed site Layouts</td><td>6 EGRD PL-03</td><td>10 August 2017</td></tr><tr><td>Existing and Proposed Elevations</td><td>6 EGRD PL-04</td><td>10 August 2017</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Existing and Proposed site Layouts	6 EGRD PL-02	10 August 2017	Existing and Proposed site Layouts	6 EGRD PL-03	10 August 2017	Existing and Proposed Elevations	6 EGRD PL-04	10 August 2017
Document Description	Document No.	Date Received												
Existing and Proposed site Layouts	6 EGRD PL-02	10 August 2017												
Existing and Proposed site Layouts	6 EGRD PL-03	10 August 2017												
Existing and Proposed Elevations	6 EGRD PL-04	10 August 2017												
3.	MATS04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.												
4.	MATS28	No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.												

Signature:



Date:

7th September
2017

Application Number: NYM/2017/0493/FL

Informative(s)

1.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
----	---

Reason for Condition(s)

1.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	RSN MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4.	RSM MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Background

6 Egton Road is a detached stone and pantile property located at the edge of Aislaby Village Conservation Area. It fronts the road, but is located in an elevated and set back proposition and therefore is not prominent with the streetscape. Access to the property is off the access to the former Quarry located to the north of the site.

This application is for domestic alterations and extensions to the dwelling on site which is constructed of stone and pantile.

During the processing of this application negotiations have taken place to remove a forward projecting flat roofed, glass box extension on the front elevation, to reduce the width of the dormers and changed to pitched roof and the removal of a hipped roof from the garage.

Signature: 	Date: 7 th September 2017
---	---

Application Number: NYM/2017/0493/FL

The application now involves a full height glass gable extension facing onto the access to the property, an extension to create a garage on the north side with a timber clad finish to give a subservient appearance. Two dormer windows are proposed on the front elevation to serve the existing accommodation and two pergola structures are proposed to either side of the existing porch across the full length of the house.

Main Issues

Development Policy 3 of the NYM Local Development Framework states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

Development Policy 19 of the LDF states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling.

The property lies outside of the conservation area and due to its age and appearance, the alterations proposed are unlikely to have any detrimental impact on the setting of the conservation area, and therefore no comments to make in terms of Building Conservation.

The revised scheme negotiated between officer and the applicant is considered to respect the character and form of the existing building whilst allowing extensions which will not have an adverse impact on the building, its setting or that of the neighbouring properties and therefore the scheme is considered to accord with the requirements of Development Policies 3 and 19 and therefore approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal to improve the design, so as to deliver sustainable development.

Signature: 	Date: 7 th September 2017
---	---